# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130107241 DEEDWARR
Recvd: 12/27/13 09:23 2 pgs
Fees:13.00 Taxes:388.13
20131227-0130207

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2013.

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Notary Public

MY COMMISSION EXPIRES: 1-6-15

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Ashlee M. Brownfield | Peoples Home Equity | 091-09-0-108 |
| (NAME) | (NAME) | |
| 510 Nall Ave. | 150 N. Seven Oaks | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Knoxville TN 37922 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Patricia A. Amonette, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashlee M. Brownfield, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 67.8 feet of Lot No. 27 and the westerly 26 feet of the northerly 67.8 feet of Lot No. 28 on the Plat of T.M. Nall's Subdivision of Lot Nos. 18,19 and 20 of the B.F. Cockrill's Farm of record in Plat Book 421, Page 63, Register's Office for said County.

Said part of Lot No. 27 fronts on the easterly side of Nall Avenue and together with said part of Lot No. 28 runs back between parallel lines 106 feet to a dead line.

Being the same property conveyed to Patricia A. Amonette, by deed from William O. Christopher and John H. Christopher, Co-Executors of The Estate of Joe Edward Christopher, deceased, of record in Instrument No. 20030430-0057866, dated April 25, 2003, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 510 Nall Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 19th day of December, 2013.

Patricia A. Amonette

Patricia A. Amonette

STATE OF TENNESSEE

COUNTY OF Davidson

On this 19th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia A. Amonette**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-6-15

Jacqueline G Brown

Notary Public,

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE